

Mr David Mercer  
DVM Architects Ltd  
4A Murray Street  
London  
NW1 9RE

Application Ref: **2015/2522/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

8 October 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**27 Agar Grove**  
**London**  
**NW1 9UG**

Proposal:  
Erection of single storey roof extension a single dormer window plus rooflights at rear and conversion of garage to create a 2 bedroom dwelling house (Class C3).

Drawing Nos: 1796-10, 1796-09, 1796-08, 1796-07 REV A, 1796-06 REV B, 1796-04, 1796-03, 1796-01, 1796-02 REV A, Design and Access Statement

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 1796-10, 1796-09, 1796-08, 1796-07 REV A, 1796-06 REV B, 1796-04, 1796-03, 1796-01, 1796-02 REV A, Design and Access Statement

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the information hereby approved and before the development commences, details of the proposed cycle storage area for 2 cycle shall be submitted to and approved by the Council. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and thereafter permanently maintained and retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

- 5 All windows and roof lights on the rear elevation, as denoted on approved plan 1796-10, shall be permanently obscure glazed and fixed shut up to a height of 1.7m above the floor of the room in which the windows are installed before occupation of the building hereby permitted and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies CS1 (Distribution of growth) and CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to erect a single storey roof extension, including a single dormer window plus rooflights at rear and conversion of garage to create a 2 bedroom dwelling house. On the 08/10/2012 the Council granted planning permission 2012/0869/P for a similar 'Erection of single storey roof extension a single dormer window plus rooflights at rear and conversion of garage to create a 2 bedroom dwelling house (Class C3)'. The current scheme differs from this approved scheme in only as far as having an altered front façade. It is considered that the conversion of the garage to a 2 storey dwellinghouse is acceptable and the proposed roof extension would not have a detrimental impact on neighbouring amenities or would not be out of keeping with the host dwelling, the surrounding area, or the Camden Square Conservation Area.

1 objection was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The development could have some negative impact in terms of adding an additional storey to a single storey subservient structure. The proposed two storey structure is sited abutting an end of terrace 4 storey building. The rear roof slope would be set an angle of 70 degrees and the front elevation would be flat fronted with the proposed front windows following a horizontal pattern. It is considered that the design of the proposed 2 bed dwelling would maintain the building's subservience to neighbouring townhouses and would not be an acceptable addition to Camden Square Conservation Area.

Given the size of the proposed bedrooms and the overall floorspace of the unit, it is considered that the proposed dwelling would comply with Camden's residential space standards set out within CPG2 (Housing) of the Camden Planning Guidance and has a satisfactory level of residential floorspace for future occupiers of the flat. The proposal would also provide an adequate outdoor amenity space for the occupiers of a 2 bed dwelling in the form of a rear garden with an area of 21m<sup>2</sup>. As new residential accommodation, the proposed development would need to adhere to the Lifetime Homes Standard. However, given the constraints of the conversion scheme, the applicant has addressed the 16 points of the criteria where possible and this is considered acceptable in terms of a converted garage building.

In order not to add to the pressures of on street parking, the property will need to be car capped i.e. the occupants will be unable to obtain parking permits from the Council. This will be secured by means of a Section 106 Agreement. A section 106 agreement will also require a contribution in relation to proposed amendments to the existing crossover and parking bay. A 2 bedroom self-contained flat is normally requires the provision of 2 cycle parking spaces and this is not indicated on the proposed plans. A condition shall be attached to any approval ensuring that this requirement is met.

The rear elevation of No. 6 St Augustine's Road is located 7.4 metres from the rear wall of the proposed dwelling however the height and obscure glazing of the proposed rooflights would ensure that no overlooking or loss of privacy would occur. The existing houses along Agar Grove provide a screen to the amount of sunlight available to the rear of houses No. 6 and No. 8 St Augustine road. Hence

given the additional height of the proposed roof, the proposed roof slope, and the proposed obscured glazing, it is considered that the proposed dwelling would not have a detrimental impact on neighbouring amenities.

As the proposal is for an additional dwelling, the proposal will be liable for the Mayor of London's CIL and the Camden CIL.

2 Reasons for granting permission. [continued]

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP5, DP6, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 3.14, 6.9, 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

3

Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

4

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

5

The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or correspondence to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

- 6 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: [http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset\\_id=3298006](http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006)

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal; <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to [CIL@Camden.gov.uk](mailto:CIL@Camden.gov.uk)

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment